

WOODS 4 SALE

Phone: 01248 364 362
www.woods4sale.co.uk

UK Woodland & Woods For Sale: Specialising in the Sales of Small Woodlands in England, Scotland and Wales for Recreation, Wildlife Conservation and Investment.



Druridge Wood

Widdrington, Northumberland. Young mixed broadleaves
20 minutes north of Morpeth. 7.1 acres freehold for
£49,000

A young broadleaf plantation with wide views over the surrounding countryside.

Woods4Sale Ltd. Jubilee Chapel Church Lane Huxley Chester CH3 9BH UK
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Druridge Wood, Widdrington, Northumberland



Description

Druridge Wood lies at the northeast corner of a larger broadleaf plantation and is surrounded by rolling farmland and other woodland. Rothbury is about 20 minutes to the north and Morpeth a similar distance to the south. Newcastle is about 45 minutes by car.

Looking across this rural landscape it is hard to believe that the woodland and extensive areas around it were formerly an open-cast coal site, the plantation being part of a land remediation plan dating from 2017. The trees and shrubs, planted in individual tree tubes, are all native to Britain and include oak, silver birch, alder, ash and rowan, along with shrub species like holly, guelder rose, hawthorn, hazel and blackthorn. A maturing hawthorn hedge shelters the north side.

As this young wood matures it should prove increasingly attractive to the fauna and flora that has found refuge in the mature woodland to the south. Served by a well-found hard track, it will no doubt also prove equally attractive to the purchaser for whom it will provide an excellent locus for quiet recreation and enjoyment.

Young woods are one of the most affordable ways into woodland ownership. The new owner will have the opportunity of watching and shaping the development of this secluded and attractive plantation.

If It Were Mine

Deer have browsed a few of the young trees down to tube height so I'd add net extensions to protect them. I'd also replant any trees and shrubs that have failed and perhaps enrich with further species of native shrub. Spot weeding the smaller trees would greatly hasten their establishment.

As the trees mature I might clear a small secluded



grove towards the east side to create a private space for camping and BBQs.

Please remember some management operations require approval and/or a licence.

To View This Woodland

You are welcome to view this woodland at any time during daylight hours. We do ask that you download a copy of these particulars and take them with you, mainly so you can correctly identify the boundaries and access points.

Residential Planning Permission

You are extremely unlikely to get residential planning permission for this woodland.

Nearest Postcode

NE61 5DW (This is for the local area, not specific to the woodland).

What3Words

Roadside entrance: [///outlawing.couriers.proven](#)
Centre of wood: [///outraged.unheated.boils](#)

Ordnance Survey Grid References

OS Landranger Series Sheet No: 81

- Entrance off public road (X): NZ 227 946
- Centre of wood: NZ 214 935

Directions & Access

- Head north out of Morpeth on the A197.
- One mile after Ulgham (and just before entering the village of Widdrington Station), turn left onto the unclassified road signed for Stobswood and Felton.
- Drive for exactly one mile and park on the clearing on the right side of the road opposite double gates onto a hard track (X on the plan).

Druridge Wood, Widdrington, Northumberland



- The gate is adjacent to a lone ash tree (sorry we do not provide keys for viewings).
- Walk south between open fields on the track for 500 metres, then turn first right (**Y** – shortly after some wooden railing over a culvert).
- Continue west for 1,000 metres and then take the first left turn (**Z**).
- Continue south for a further 500 metres to where the main track bends right (**A**) at the northeast corner of a young plantation in tubes. This is Druridge Wood.

Druridge Wood is about 2 kms from the public road. A bicycle will greatly assist viewing. Please ensure all gates are left closed.

Boundaries

- The north boundary (**AD**) is the field edge stock fence.
- The east boundary (**AB**) is effectively the edge of the plantation. The precise title boundary is anomalous on this edge, weaving between the plantation edge and the adjacent field fence to the east.
- The south boundary (**BC**) is the line of an old stock fence at the edge of mature woodland.
- The west boundary (**CD**) is the east side of the hard track.
- The short boundary at **C** is defined by orange-topped posts.

Sporting Rights

The sporting rights are owned and included in the sale. They are not let.

Mineral Rights

The mineral rights are owned and included in the sale except as reserved by statute.

Rights Of Way

- There is a right of way at all times for all purposes over the route **XYZA** and **DC**.
- A right of way is reserved to others over the route **AD**.
- A shared maintenance clause covers all the shared rights of way, with liability according to use.
- Public footpaths run along both the north and south fringes of the wood as indicated on the plan.

Fencing Liabilities

There are no fencing obligations.

Other Liabilities

Druridge Wood forms a part of the Stobswood Restoration and Aftercare Plan. The relevant section (pages 11-13) can be viewed on this link.

Third Party Rights

An overage (clawback) agreement, ending in 2044 exists whereby 20% of the increase in the value of the land attributable to securing planning permission for use or development (other than for agriculture or forestry) is payable to a previous owner.

Restrictive Covenants By The Transferees

1. The Transferees so as to bind the Property and each and every part of it into whosoever hands it may come but not so as to be personally liable for any breach or breaches of any restrictive covenant arising after the Transferees have parted with all interest in the Property jointly and severally covenant with the Transferors for the benefit of the Transferors' Retained Land and each and every part of it:
 - (a) that the Property shall not be used in such a way as to create a nuisance to the neighbouring owners including the Transferors and specifically the Transferees shall not:

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- (i) use the Property for any sort of racing whether with motorcycles car or other vehicles; or
 - (ii) use the Property as a commercial campsite; or
 - (iii) unreasonably damage the said tracks
 - (iv) park any motor vehicle, nor erect any gate, fence, barrier or hedge, or otherwise obstruct or allow any obstruction to any reserved track.
- (b) not to dispose of part or parts only of the Property whether by sale, lease, gift, charge or otherwise.

How To Buy

A visit to the woodland is essential before you confirm that you wish to buy it. We reserve the right to refuse to sell any woodland to purchasers who have not been to see it first.

This woodland is being sold on a fixed price basis. We require the following information in writing before we mark a woodland as sold and take it off the market (please ensure you have funds in place before doing this):

- The name and price of the woodland.
- Confirmation you have viewed the woodland.
- Full name (including middle names), address, phone number and date of birth of all legal purchasers.
- Confirmation of how you will fund the purchase.
- The full contact details of your instructed solicitor (including name of company, contact name, email address, telephone number and full address).

Please see the 'Buying a Woodland' section of our website for details. Once we are satisfied you have met the criteria above, the woodland will be taken off the market and marked as sold on our website.

We will not then accept any other offer.

Note

Plans, areas and particulars are for reference only. They have been carefully checked by us but we cannot guarantee their accuracy and they do not form a part of any contract. Prospective purchasers must satisfy themselves, and we will give as much help as possible with all information we have available.

Woods4Sale Interest

Woods4Sale Ltd hereby give notice under section 21 of the Estate Agents Act 1979 of their interest in the land being sold.

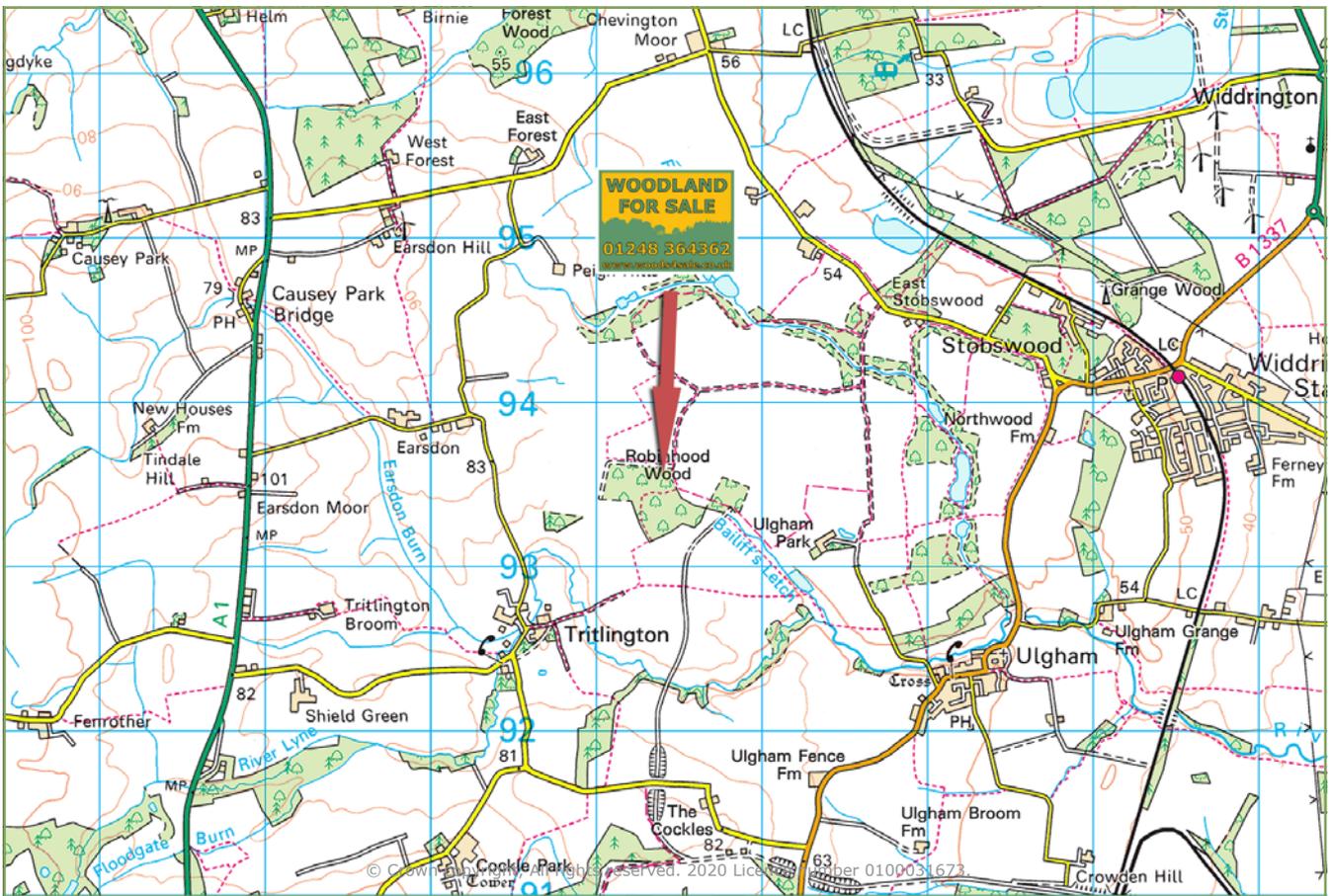
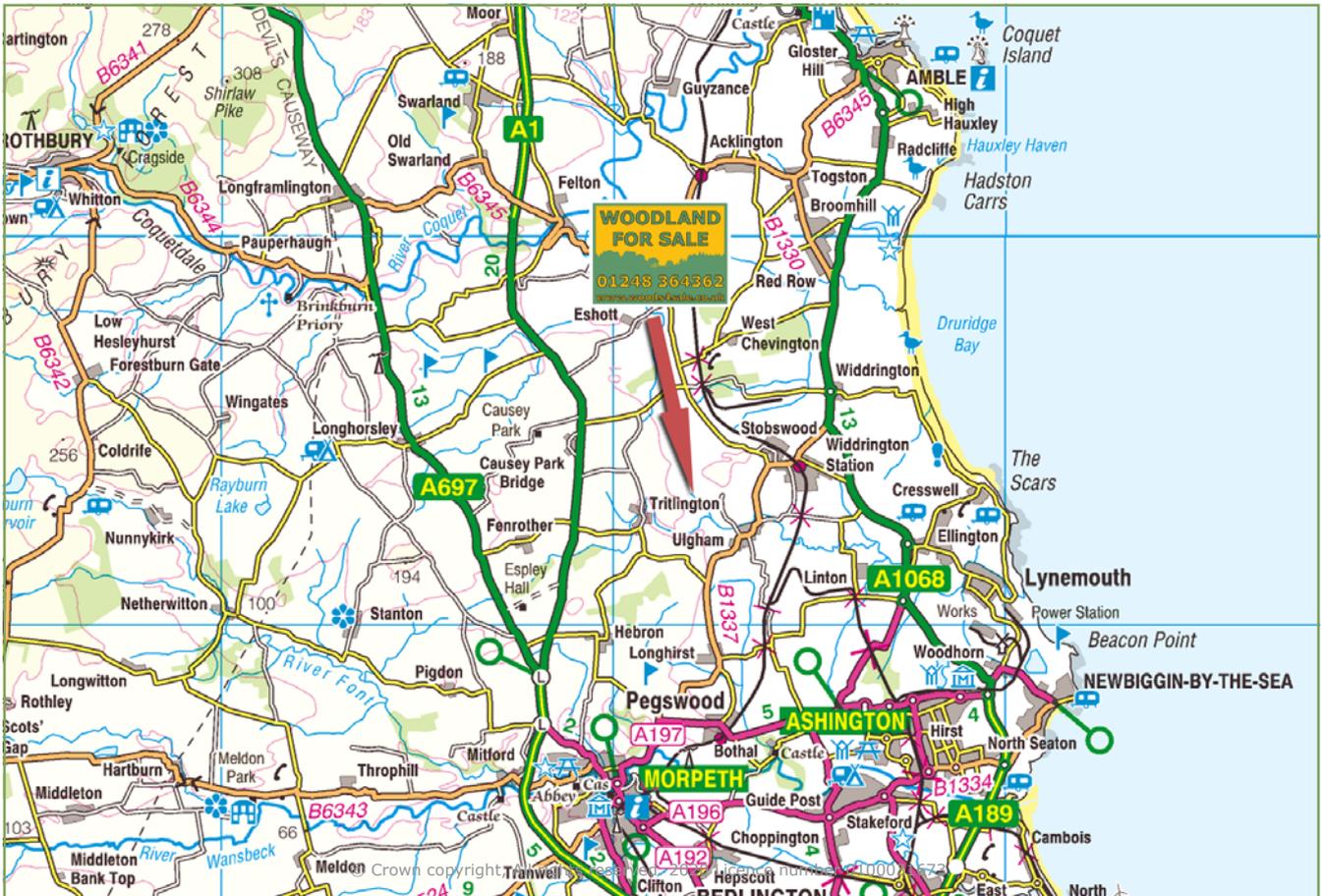
Contact

For any enquiries about this woodland, please contact us on 01248 364362, or email info@woods4sale.co.uk.

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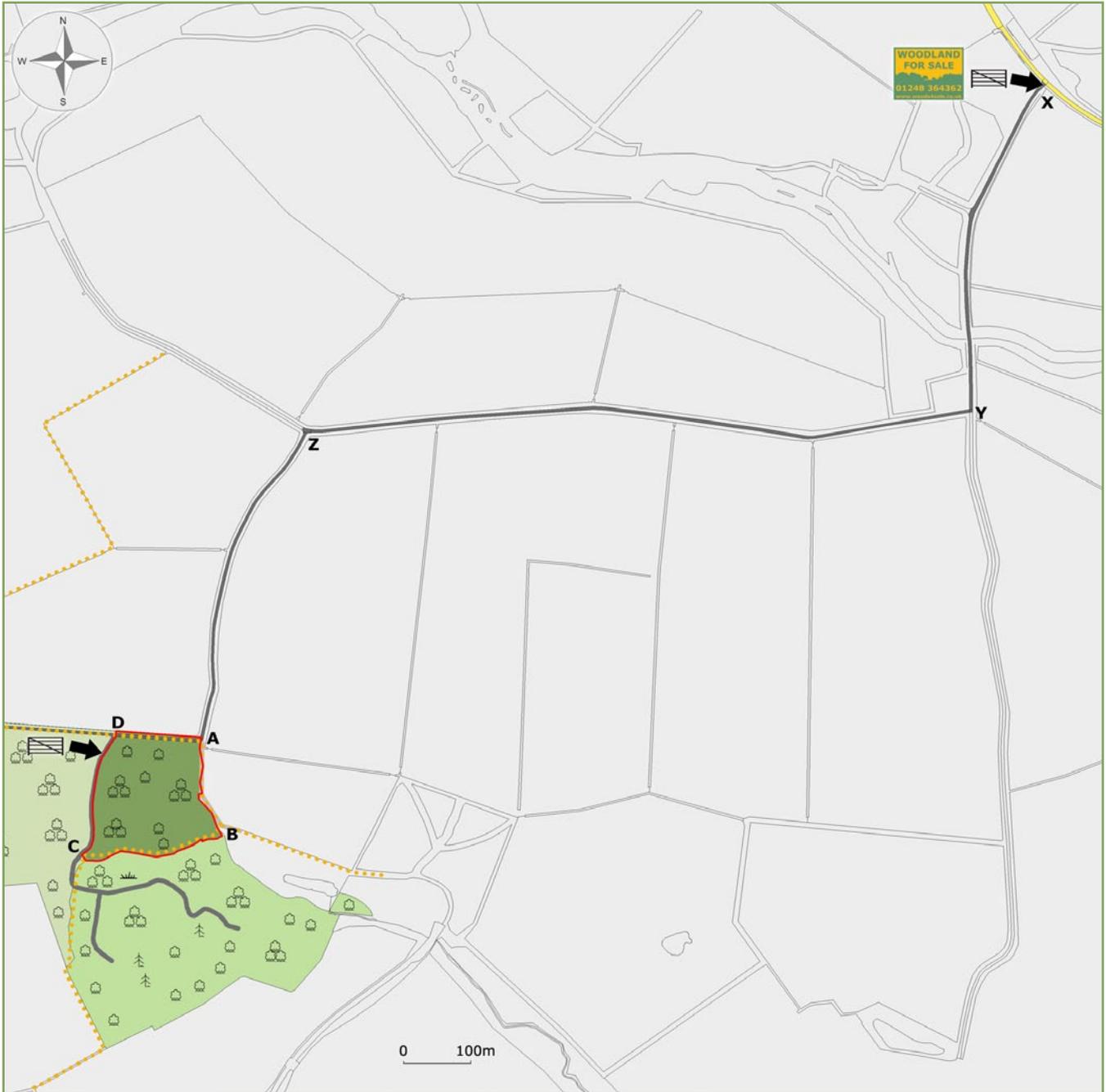
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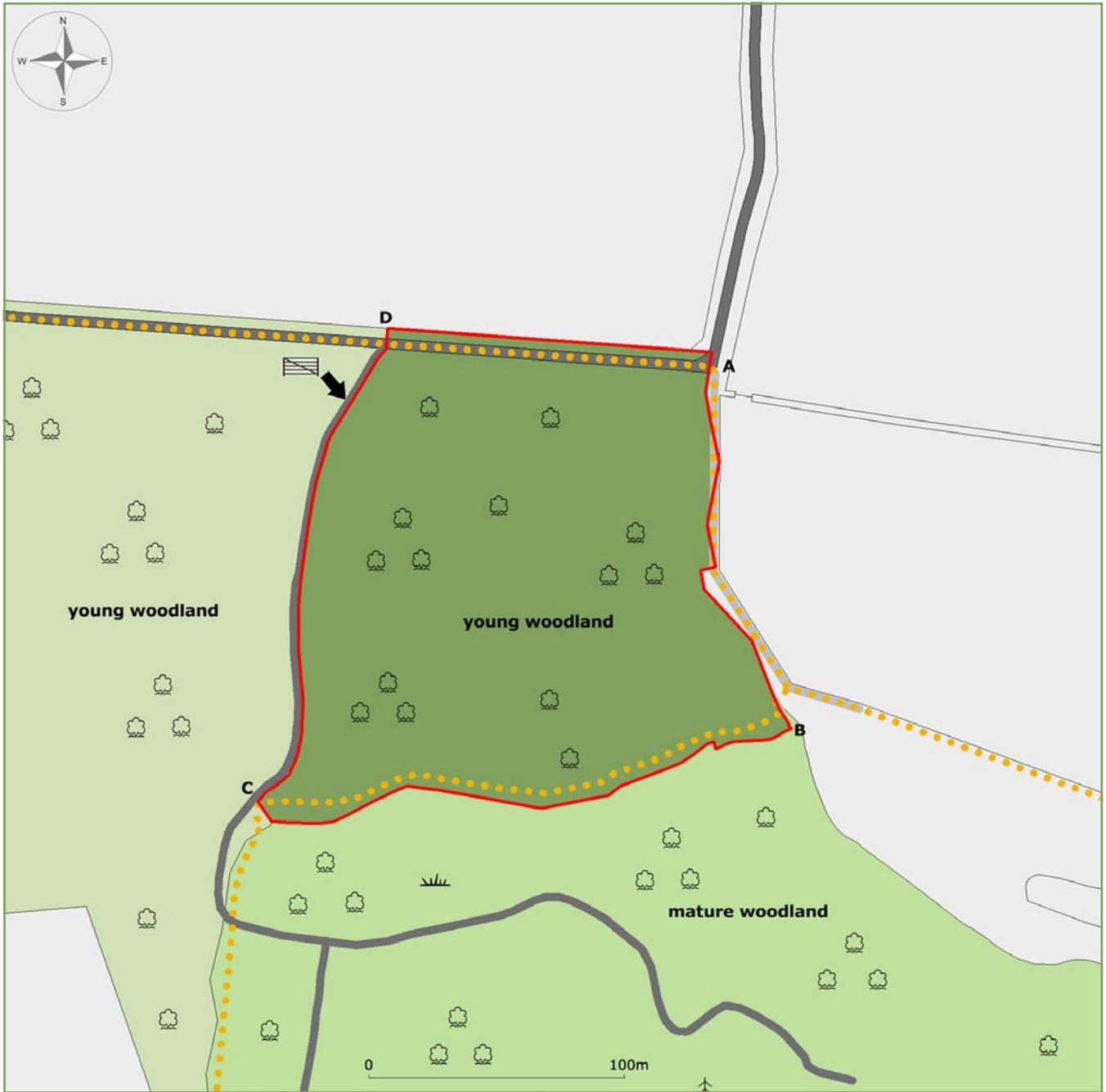


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Legend

Motorway	Hard Track	Woodland For Sale	For Sale Sign
A Road	Unsurfaced Track	Other Woodland	Gate
B Road	Bridleway	Paddock/Meadow	Broadleaf
Minor Road	Public Footpath		Conifer
Unclassified Road	Public Byway		
Railway	Path		
Watercourse	Wall		

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